

Palomar Airport Business Park (Multi-Tenant)

6150 Yarrow Drive, Carlsbad, CA 92011

FOR LEASE



2,898± SF
SUITE= AVAILABLE



\$1.65PSF MG
STARTING MONTHLY
LEASE RATE



**ONLY
1 SUITE
LEFT!**

OFFICE | INDUSTRIAL FLEX SUITES

- Excellent location with close proximity to Palomar Airport Road, El Camino Real, and Interstate 5
- Centrally located with easy access to San Marcos, Vista, Oceanside and Escondido
- Minutes away from restaurants and retailers including the Carlsbad Premium Outlets and Bressi Ranch
- Office and warehouse space with roll up truck door

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	3,816	67,234	226,100
2029 Population (Projected)	3,825	66,756	224,241
Average Household Income	\$124,152	\$155,197	\$141,487

Traffic Counts

Source: CoStar 2025	ADT
Palomar Airport Road at Yarrow Drive	34,223



Exclusively Marketed By:



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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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SUITE	TENANT	SF	RATE
A, B, I & J	Goldeneye	6,801±	
C	Graze Craze	863±	
D, E, F	Lateral Flow Consulting	3,808±	
G	Fleurish Interiors	1,420±	
H	AVAILABLE	2,898±	\$1.65 PSF/Month MG Plus Cam
	TOTAL:	15,790±	

*2026 CAM Budgeted at \$0.23 PSF/Month

LEASE FORM: AIR Standard Industrial/Commercial Multi-Tenant Lease-Gross

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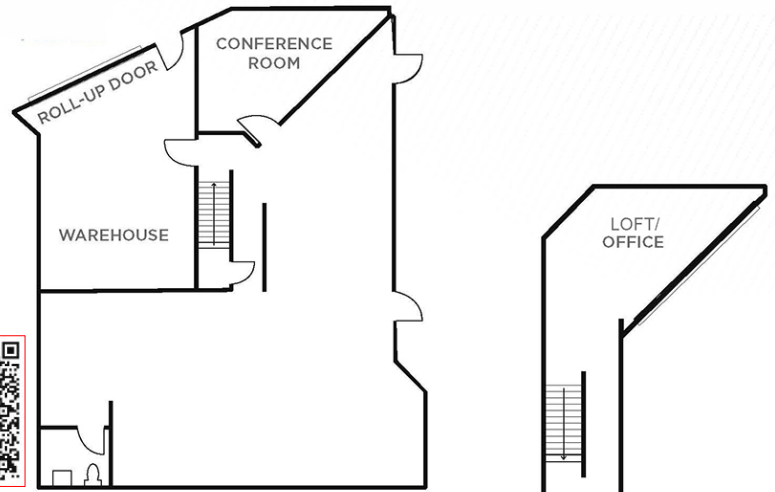
SUITE H: 2,898± SF

\$1.65 PSF/Month MG Plus Cams

- Creative Office Suite with Loft
- Open Office with 16' Ceilings
- Conference Room
- Executive Office
- Small Warehouse with Grade Level Roll-Up Door

First Floor

**WATCH
VIDEO**



Second Floor

**WATCH
VIDEO**

